



# To Let

41 Mayflower Street,  
Plymouth, PL1 1QL

Prominent city centre location

Ground and first floor retail  
accommodation

Total net internal area: 90.55 sq m  
(974 sq ft)

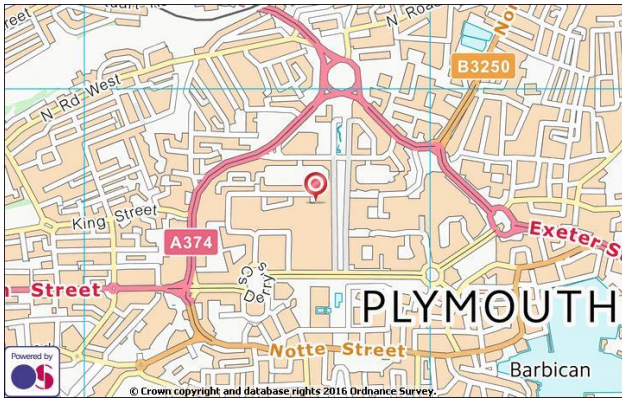
Asking Rent: £13,000 pax

Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

Plymouth is the largest city in Devon and Cornwall and one of the largest commercial centres in the South West with a residential population of approximately 250,000 inhabitants, which projected to rise within the next 10 years to approximately 300,000, making Plymouth the 10th largest city in England. Plymouth is based on the border with Cornwall in the picturesque county of Devon and is easily accessible, with the main A38 running through the heart of the city, west into Cornwall over the Tamar Bridge, or east to the M5 motorway at Exeter to Bristol and beyond. The city is situated on the east bank of the Tamar Estuary and is served by rail, flight and ferry links to destinations nationally and European.

The subject premises are located on Mayflower Street, which is situated directly off Armada Way. Mayflower Street is a busy thoroughfare located to the north of the prime retailing core within the city centre. This well established retailing pitch benefits from being well served by local buses and is in close proximity to the newly developed Drake Circus Shopping Centre, the Armada Shopping Centre and a short distance from Plymouth Train Station.

The subject premises comprise a 2-storey, end-of-terrace, self-contained retail property with accommodation over the ground and first floor. To the rear of the accommodation is one of the main multi-storey city centre car parks. The demised accommodation is currently in good order and has the benefit of the following:

- Open plan retail accommodation over 2 levels
- Glazed frontage to the Mayflower Street elevation
- Rear service access
- WC facilities on both levels
- Modern lighting and flooring

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	482 sq.ft
First Floor	527 sq.ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £13,000 PAX.

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of:

Ground Floor	£12,250
First floor	£5,700.

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is E (102)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14786 Feb 2024



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

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